

Re: Thorndike Place - Hearing Feb. 1 Response

Coalition to Save the Mugar Wetlands <savethemugarwetlands@gmail.com>

Fri 2/9/2024 8:19 PM

To: Ryan Clapp <rclapp@town.arlington.ma.us>; ConComm <ConComm@town.arlington.ma.us>
Cc: SBAdmin <SBAdmin@town.arlington.ma.us>; info@arlingtonlandtrust.org <info@arlingtonlandtrust.org>; Jim Feeney <jfeeney@town.arlington.ma.us>; Christian Klein <cmqklein.alist@gmail.com>

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Hi Ryan,

Thank you for confirming receipt of the Coalition's letter dated Feb. 7th in response to the last hearing of Feb. 1st.

To our knowledge wells were installed last summer on the site for Thorndike Place - please see recent photo below.



As referenced in our letter, comment #3 asks the Con Comm to **confirm the monitoring of the installed wells**, in the spring months, that the **data gathered be submitted and made publicly available**.

Is the Con Comm not aware of the existence of these wells?

Per the Order of Conditions from the Comprehensive Permit (see pages 45 and 61 below), in addition to test pits, it's mandatory that wells be installed and monitored, witnessed by the Town and/or its agent, during the spring when seasonal high groundwater levels are likely to be at their highest.

P. 45 C.2 k.

Utilizing the methods detailed in Condition I.17, the Applicant shall perform additional test pits at the proposed stormwater basins to confirm groundwater elevations during seasonal high groundwater conditions as confirmed by monitoring nearby USGS wells. These test pits shall be witnessed by the Town and/or its agent. Should revisions to the infiltration system design be required based on additional

groundwater investigations, revised plans and stormwater calculations will be provided to the Department of Planning and Community Development for review prior to the issuance of building permits.

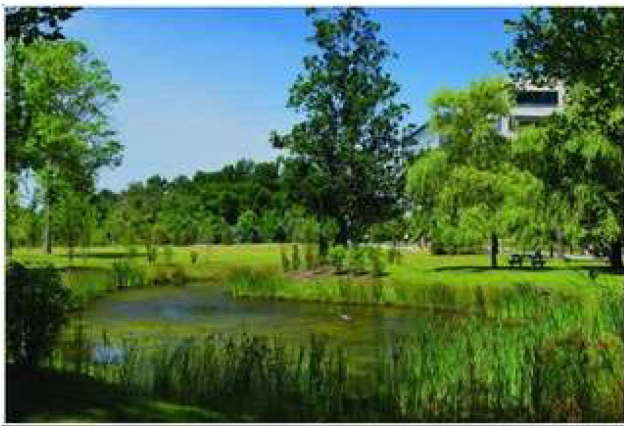
P. 61 I.17

In addition to the provisions of Condition C.2.k, the Applicant shall, through documentation to be submitted to the Board for review, establish seasonal high groundwater elevations at the Property to ensure that there is a minimum of a two-foot separation between the bottom of the stormwater management infiltration chambers and the seasonal high groundwater table. The Applicant shall provide proposed locations and number of test pits and wells to the Board for review and administrative approval. Seasonal high groundwater shall be established based on Volume 2, Chapter 2: Structural BMP Specifications for the Massachusetts Stormwater Handbook, with specific requirements, as follows “Estimate seasonal high groundwater based on soil mottles or through direct observation when borings are conducted in April or May, when groundwater levels are likely to be highest. If it is difficult to determine the seasonal high groundwater elevation from the borings or test pits, then use the Frimpter method developed by the USGS (Massachusetts/Rhode Island District Office) to estimate seasonal high groundwater. After estimating the seasonal high groundwater using the Frimpter method, re-examine the bore holes or test pits to determine if there are any field indicators that corroborate the Frimpter method estimate.”

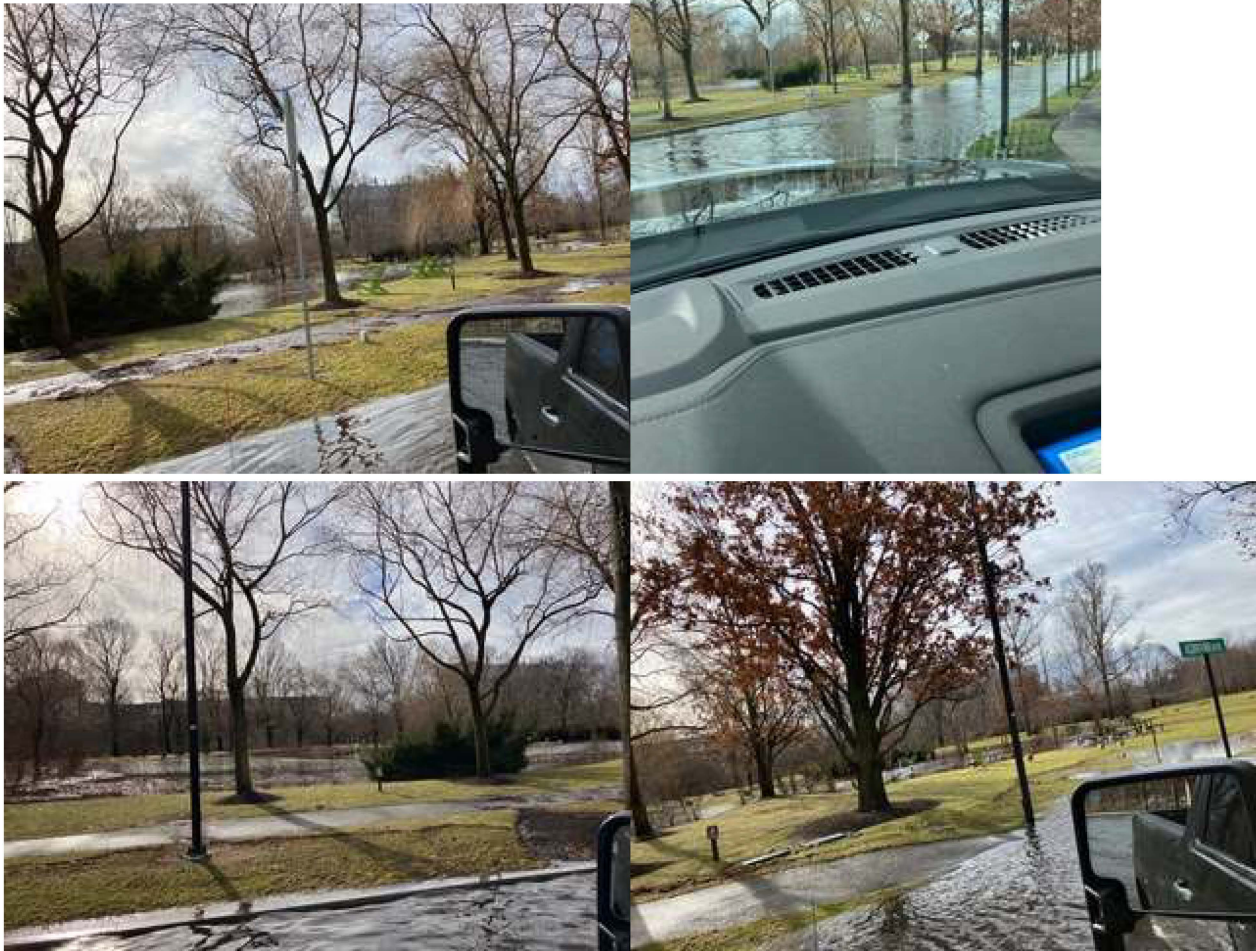
Who is responsible for making sure the conditions are being adhered to?

As a point of reference, one of BSC Group's completed projects listed on their website is Cambridge Discovery Park, located on Route 2 directly across from the Mugar site. The photo below of the project and excerpt is taken directly from their website:

This project required a stormwater management strategy designed to compensate for displacement of floodwaters caused by the project improvements. Underground chambers were designed for the temporary storage of these floodwaters which then flow through the creative storm water ponds.



As compared to photos taken of the same site during the recent storm on Jan. 10, 2024 - Is this what our future holds?



Thank you,

Jeanette Cummings
32 Dorothy Rd.

Julie DiBiase
29 Littlejohn St.

On Behalf of the Coalition to Save the Mugar Wetlands

On Feb 8, 2024, at 3:06 PM, Ryan Clapp <rlapp@town.arlington.ma.us> wrote:

Received, thank you. Your written comments will be uploaded onto the agenda and will be entered into the record. I invite you to make a public comment during during that section of our next hearing on 2/15/24, if you would like.

As a point of clarification, your Comment #3 makes reference to monitoring wells. There are no monitoring wells associated with or installed onsite for Thorndike Place - they were test pits measured at a single point in time, and are not continuously monitored.

Thank you,

Ryan Clapp
Conservation Administrator

Town of Arlington
Department of Planning and Community Development
730 Massachusetts Avenue Annex
Arlington, Ma 02476
(781)-316-3090

From: Coalition to Save the Mugar Wetlands <savethemugarwetlands@gmail.com>
Sent: Wednesday, February 7, 2024 7:58 PM
To: ConComm <ConComm@town.arlington.ma.us>
Cc: Jim Feeney <jfeeney@town.arlington.ma.us>; SBadmIn
<SBadmIn@town.arlington.ma.us>; info@arlingtonlandtrust.org<info@arlingtonlandtrust.org>
Subject: Thorndike Place - Hearing Feb. 1 Response

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To Members of the Conservation Commission:

Attached please find our response to the Feb. 1 hearing of the proposed Thorndike Place project.

Thank you,

Jeanette Cummings
32 Dorothy Rd.

Julie DiBiase
29 Littlejohn St.

On Behalf of the Coalition to Save the Mugar Wetlands